

## WARRANTY DEED

Vol. 2125 Page 10810

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4. 30 PM  
SEP 2 -

KNOW ALL MEN BY THESE PRESENTS, That LLOYD V. HOWARD and LETHA WAIVE HOWARD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH DEVELOPMENT COMPANY, an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

PARCEL ONE: NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26, Township 39 South, Range 7 East of the Willamette Meridian.

PARCEL TWO: SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 39 South, Range 7 East of the Willamette Meridian.

PARCEL THREE: The SW $\frac{1}{4}$ ; the E $\frac{1}{2}$  of the E $\frac{1}{2}$  of Section 25, Township 39 South, Range 7 East EXCEPT therefrom those portions deeded to Klamath County in Volume 327 at page 222 and A right of way for Power transmission line as described in Deed Volume 327 at page 222, Klamath County Deed Records; also a right of way for County Road purposes as described in Deed Volume 330, at page 222, Klamath County Deed Records; and that tract of land described as follows: Beginning at an iron pipe on the East line of said Section 25 from which East quarter corner of said Section 25 bears N.0°00'58"W. 562.5 feet distant; thence at right angles to said Section line, S.89°59'02"W. 1348.12 feet more or less to the West line of said E $\frac{1}{2}$ E $\frac{1}{2}$  of said Section 25; thence S.0°12'12"E. along said West line 2062.8 feet more or less to the South line of said Section 25; thence S.89°43'16"E. along said South line, 423.65 feet; thence N.33°29'W. 211.39 feet to the Sly line of the Klamath River Road; thence N.50°16'50"E. 102.67 feet to an iron pin on the Nly line of said Klamath River Road; thence along the Klamath River Road, N.71°50'E. 204.45 feet; thence N.35°06'E. 246.49 feet to an intersection with the SWly right of way of the County Road as described in Deed Volume 330, Page 222, Klamath County Deed Records; thence N.75°24'E. 133.53 feet to a point on the NEly right of way of said road; thence N.0°00'58"W. 901.81 feet more or less to the Sly line of that parcel described in Deed Volume 334, at page 439, Klamath County Deed Records; thence N.89°59'02"E. 490.0 feet to the East line of Said Section 25; thence N.0°00'58"W. 622.3 feet to the point of beginning, Also saving and excepting therefrom a 60.0 foot right of way for the Klamath River Road.

PARCEL FOUR: SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26, Township 39 South, Range 7 East of the Willamette Meridian, excepting therefrom that portion deeded to Weyerhaeuser Timber Company in Deed Volume M 70, page 2240.

PARCEL FIVE: NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 39 South, Range 7 East of the Willamette Meridian, EXCEPTING therefrom that portion deeded to Weyerhaeuser Timber Company in Deed Volume M 70, page 2240.



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PARCEL SIX: NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; And the North 319 feet of Government Lot 5 and that portion of Government Lot 6 lying Northerly and Northeasterly of the following described line:

Commencing at a point located on the line between Government Lots 5 and 6 in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, said point being located South 0°03'07" West 319.00 feet from the North Quarter Corner of said Section 36; thence South 89°43'16" East 620.0 feet to a point; thence in a Southeasterly direction to the Northwest corner of Government Lot 7.

EXCEPTING THEREFROM that portion deeded to Weyerhaeuser Timber Company in Deed Volume 85 at page 104; ALSO EXCEPTING that portion of the NE $\frac{1}{4}$  described as follows:

Beginning at the Northwest corner of said Northeast quarter of the Northeast quarter of said Section 36 and running thence S.89°43'16" East along the North line of said Section 423.65 feet; thence S.33°29' East 403.4 feet, more or less, to the Northerly right of way of said Weyerhaeuser Co.; thence along said Northerly Weyerhaeuser Co. right of way in a Westerly direction to the West line of said Northeast quarter of the Northeast quarter; thence Northerly to the point of beginning.

AND FURTHER EXCEPTING FROM LOT 6, the following described Parcel of land:

Beginning at the Northeast corner of Government Lot 6, Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence Southerly along the East line of said Lot 6 to the Northerly right of way line of the Weyerhaeuser Company Main Line Road; thence along the said Northerly Weyerhaeuser Company right of way in a Westerly direction to its intersection with the Southeasterly right of way of the Klamath River Road; thence along the said Southerly Klamath River Road right of way, North 69°29' East 396.33 feet to the North line of said Lot 6; thence South 89°43'16" East 422.91 feet to the point of beginning.

PARCEL SEVEN: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , EXCEPTING THEREFROM those portions Deeded to Klamath County in Deed Volume 327 at page 222 and Deed Volume 330 at page 222 in Section 30, Township 39 South, Range 8 East of the Willamette Meridian.

PARCEL EIGHT: NW $\frac{1}{4}$  of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, EXCEPTING THEREFROM those portions Deeded out in Deed Volume 106 at page 391, Deed Volume 215 at page 254, Deed Volume 290 at page 604, Deed Volume 330 at page 222, Deed Volume 331 at page 2, Deed Volume 346 at page 176, Deed Volume 350 at page 669, Deed Volume 359 at page 85, and Deed Volume 327 at page 222; AND Beginning at a point on the East line of said Northwest Quarter from which the long established Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 31 bears South 0°21'40" East 648.11 feet distance; thence South 43°08' West 1012.81 feet more or less to the Northeasterly right of way line of the County Road as described in Deed Volume 330 at page 222; thence along the said Northeasterly right of way South 46°52' East to the East line of said Northwest Quarter; thence North 0°21'40" West to the point of beginning.



PARCEL NINE: All that portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 31, Township 39 South, Range 8 East of the Willamette Meridian lying Northeasterly of the Klamath River, Northwesternly and Northeasterly of RIVERSIDE ADDITION TO KENO, Northwesternly of the Old Stage Road, and EXCEPTING THEREFROM, that portion of said land lying within the boundaries of the Weyerhaeuser Main Line Road. FURTHER EXCEPTING from said land, those portions conveyed in Deed recorded in Deed Volume 331 at page 2, Deed Volume 290 at page 604 and Deed Volume M-65 at page 2398.

PARCEL TEN: Those portions of the Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ) and the Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section Twenty-six (26) and that portion of the Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ) of Section Thirty-five (35), lying Northerly of the following described boundary line:

Beginning at a point on the East line of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 26, which is 260.66 feet North 00° 54' 50" West from the Southeast corner of said Section 26;  
thence South 15° 04' 00" West 5.65 feet;  
thence along the arc of a 540.69 foot radius curve to the right (the long chord of which bears South 22° 34' 00" West 141.15 feet) a distance of 141.55 feet;  
thence South 30° 04' 00" West 247.30 feet;  
thence along the arc of a 539.96 foot radius curve to the left (the long chord of which bears South 23° 44' 33" East 118.96 feet) a distance of 119.20 feet;  
thence South 17° 25' 06" West 335.31 feet;  
thence along the arc of a 187.37 foot radius curve to the right (the long chord of which bears South 54° 19' 30" West 225.04 feet) a distance of 241.39 feet;  
thence North 88° 46' 06" West 1044.61 feet;  
thence along the arc of a 430.00 foot radius curve to the right (the long chord of which bears North 65° 49' 27" West 335.26 feet) a distance of 344.39 feet;  
thence North 42° 52' 47" West 462.89 feet;  
thence along the arc of a 10,000.00 foot radius curve to the left (the long chord of which bears North 44° 29' 22" West 561.83 feet) a distance of 561.90 feet;  
thence North 46° 05' 57" West 1528.84 feet, more or less, to a point on the North line of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 26, located as follows:

Beginning at the Quarter Section corner on the East line of said Section 26;  
thence West, along the North line of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 26, 1320 feet, more or less, to the Northwest corner of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ;  
thence South along the West line of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  1310.93 feet, more or less, to the Southwest corner of said subdivision;  
thence West, along the North line of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 26, 2313.45 feet to the end point of the above described boundary line.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully



seized in fee simple of the above granted premises, free from all encumbrances, except easements or restrictions of record, or apparent on the face of the land, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$110,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29 day of April, 1970.

Lloyd V. Howard (SEAL)  
Letha Waive Howard (SEAL)

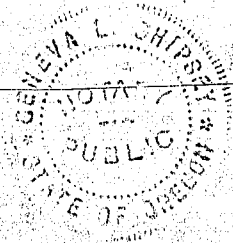
STATE OF OREGON )  
County of Klamath ) ss.

BE IT REMEMBERED, That on this 29 day of April, 1970, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named LLOYD V. HOWARD and LETHA WAIVE HOWARD, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Geneva L. Shipsey  
Notary Public for Oregon

My Commission Expires: 6-15-73



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Development Co

this 8 day of Sept A.D. 1975 at 4:30 clock P.M., and  
duly recorded in Vol. M 75, of deeds on Page 10610

12.00

Wm. D. Milne County Clerk  
By [Signature]

Klamath Bev Co  
Box 52 Keno

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Warranty Deed